

LEGEND

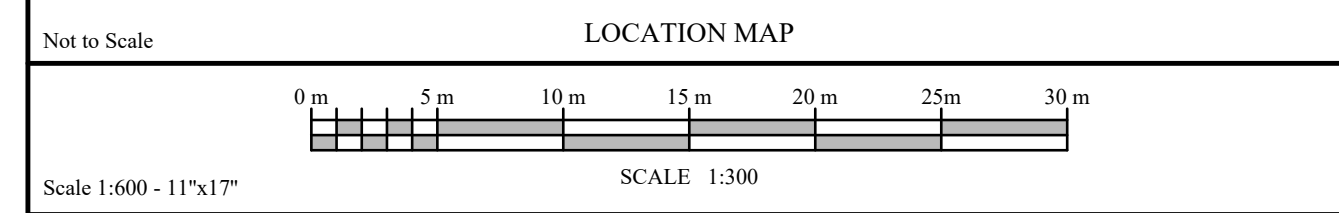
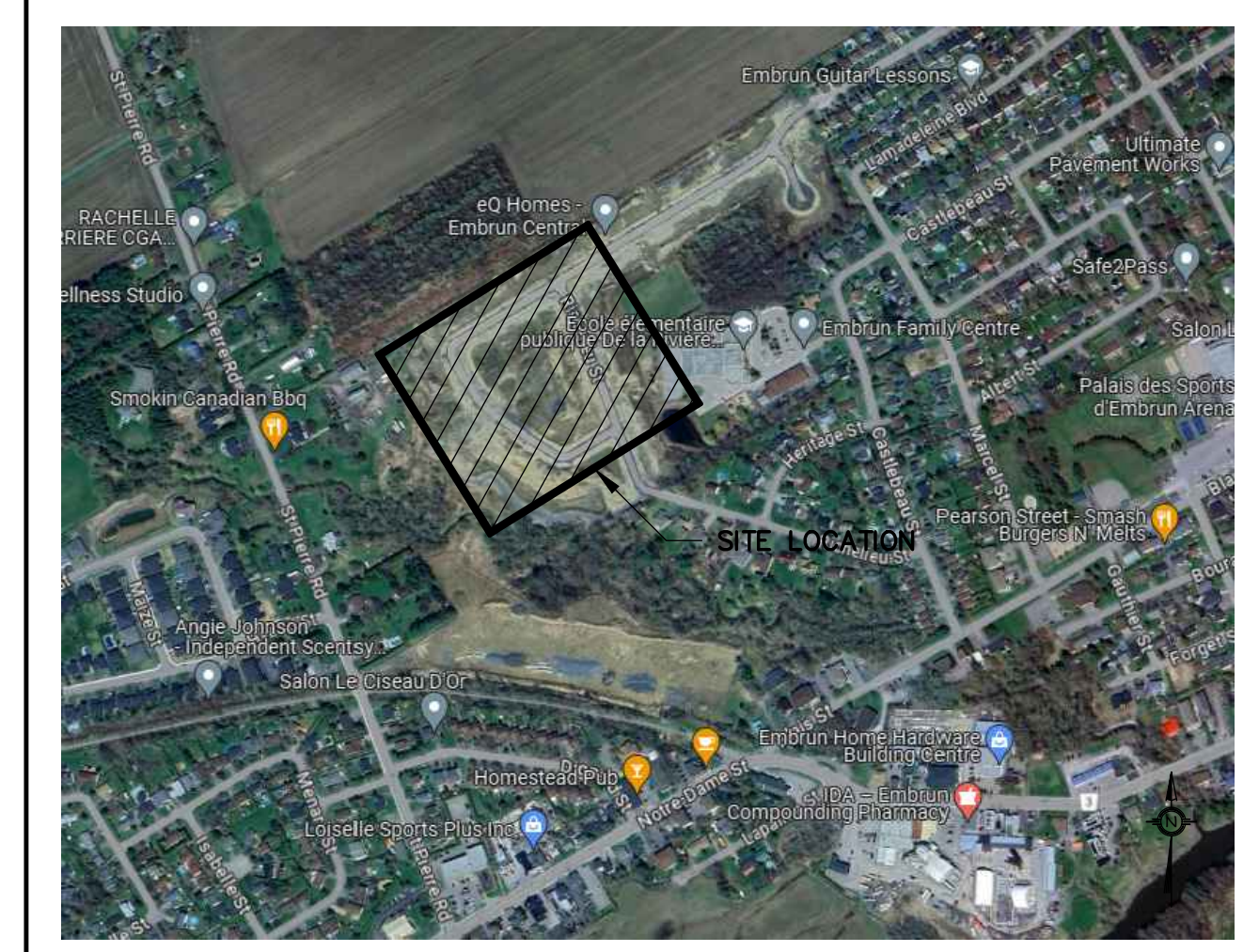
- GRASSED AREA
- RIVER ROCKS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PROJECT BOUNDARY
- ZONING SETBACK
- FIRE ROUTE
- OPAQUE FENCE - 1.80m HIGH
- DEPRESSED CURB
- SITE PLAN DIMENSION
- BICYCLE PARKING AREA
- FENCED GARBAGE ENCLOSURE
- PARKING SPACE AS PER SECTION 3.41.3
- BARRIER-FREE PARKING SPACE AS PER SECTION 3.41.4

SITE PLAN - PROJECT INFORMATION

PROJECT: SITE PLAN CONSISTING OF 11 STACKED TOWNHOME BLOCKS TOTALING 66 UNITS
ZONING: TOWNSHIP OF RUSSELL OFFICIAL PLAN - RESIDENTIAL POLICY AREA
 TOWNSHIP OF RUSSELL ZONING BY-LAW - RESIDENTIAL THREE ZONE (R3)
 UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN - URBAN POLICY AREA
BUILDING SIZES: BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 = 13.125m x 16.50m = 216.5625 sq.m.
NOTES: 1. - PROJECT REQUIRES AN OFFICIAL PLAN AMENDMENT
 2. - PROJECT REQUIRES A MINOR VARIANCE

SITE PLAN - DATA TABLE

	(R3) ZONING REQUIREMENTS	BLOCK 65 SITE PLAN
LOT AREA	115.00 sq.m. / STACKED TOWNHOME DWELLING TOTAL AREA REQUIRED = 7590.00 sq.m.	10073.8727 sq.m.
LOT FRONTAGE	20.00 m	33.00 m
FRONT YARD SETBACK	6.00 m	6.10 m
INTERIOR SIDE YARD SETBACK	3.00 m	4.03 m
EXTERIOR SIDE YARD SETBACK	4.50 m	3.30 m
REAR YARD SETBACK	7.50 m	6.68 m
BUILDING HEIGHT	MAXIMUM : 12.00 m	~ 9.05 m
LANDSCAPED OPEN SPACE	30.00 % / 3022.1618 sq.m.	35.38 % / 3564.6365 sq.m.
MAXIMUM LOT COVERAGE	N / A	23.65 % / 2382.1875 sq.m.
MAIN BUILDING SPACING	3.00 m	3.30 m
PARKING	RESIDENTIAL PARKING 1.0 / STACKED TOWNHOME DWELLING : 66 SPACES VISITOR PARKING 0.2 / STACKED TOWNHOME DWELLING : 13.2 SPACES BARRIER-FREE PARKING PER SECTION 3.41.4 - TABLE 10 : 5 SPACES TOTAL PARKING SPACES REQUIRED : 84.2 SPACES	77 SPACES 14 SPACES 5 SPACES 96 SPACES
BICYCLE PARKING	1.0 / 4 STACKED TOWNHOME DWELLING : 16.5 SPACES	18 SPACES
AMENITY AREA	15 sq.m. FOR THE FIRST 8 DWELLING UNITS : 120 sq.m. 10 sq.m. FOR THE REMAINING DWELLING UNITS : 580 sq.m. TOTAL AMENITY AREA REQUIRED : 700 sq.m.	BALCONIES : 230.00 sq.m. EXTERIOR : 480.00 sq.m. TOTAL : 710.00 sq.m.
DENSITY	MAX DENSITY FOR MEDIUM DENSITY HOUSING 55 UNITS / NET HECTARE	66 UNITS / 10073.8727 sq.m. 65.5 UNITS / HECTARE 160 UNITS / HECTARE
COMPLY WITH (R3) ZONING OR OPA		DOES NOT COMPLY WITH (R3) ZONING OR OPA



PROJECT: BLOCK 65 SITE PLAN - MENARD EAST SUBDIVISION

DRAWING: SITE PLAN

DESIGN BY: PATRICK GAUDREALT

DRAWN BY: PATRICK GAUDREALT

REV: SUB-1

FILE No.: 240501

DRAWING No.: 240501-SP1

DATE: JULY 24, 2024